



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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Building Policy #3

Subject: Pre-manufactured Metal Shipping and Cargo Containers, Cargo Containers and Railroad Box Cars Used For Residential Storage Buildings.

Definitions:

Shipping and/or Cargo Container: A container used by the transportation industry to store and deliver goods on an ocean going vessel or on a railroad car.

Railroad Box Car: A four sided railroad car used by the railroad to store and deliver goods by train.

Submittal Requirements:

1. A building permit application declaring the use of the building as residential storage.
2. Three sets of plans showing the size (footprint) of the building and the door location.
3. Three copies of an 8 ½" x 11" plot plan showing the location of the building.
4. The building must meet setbacks to property lines per Chapter 20 of the Mendocino County Zoning Code.
5. A permanent placard attached to the doors of the container shall state " DOORS SHALL REMAIN UNLOCKED WHILE CONTAINER IS OCCUPIED"
6. Buildings may not be stacked or be more than one story in height.
7. Building may not be modified or altered and no additions added to other than the door hardware.
8. Electrical, mechanical or plumbing installations are prohibited.
9. Buildings are restricted to 400 Square feet in size, or less.
10. Buildings may rest on their bellies (bottom) without a permanent foundation.
11. Non-residential, alterations, additions or other uses of a shipping container, cargo container or railroad box car will require plans designed by a California Licensed Engineer or Architect addressing unconventional construction requirements in the California Building Codes.
12. Maximum of two containers allowed on any parcel one to five acres in size. Maximum of five containers allowed on any parcel five acres or larger.

This policy is derived from Section 104 of the California Building Code which authorizes the Building Official to render interpretations of the code and adopt policies and procedures to clarify the application of its provisions.

Mendocino County Planning and Building Services - Building Inspection Division

Adopted: June 11, 1996

Revised: December 20, 2017


Ignacio Gonzalez, Interim Director of Planning & Building